



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, March 27, 2019

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Kim, and Thompson

Members Absent Councillor Humfryes

Other Attendees Doug Nadorozny, Chief Administrative Officer, David Waters, Director of Planning and Development Services, Lawrence Kuk, Manager of Development Planning, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 7:01 p.m.

Council consented to recess the meeting at 9:01 p.m. and reconvened the meeting at 9:13 p.m.

On a motion by Councillor Thompson seconded by Councillor Gaertner, Council consented to extend the hour to 11 p.m.

On a motion by Councillor Gallo seconded by Councillor Gilliland, Council consented on a two-thirds vote to extend the hour to 11:15 p.m.

1. Approval of the Agenda

Moved by Councillor Thompson
Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services, as amended with the following additional item, be approved:

- Item 2 – Memorandum from Town Clerk; Re: Petition to Allow Regency Acres Equal Zoning Standards

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Planning Applications

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS19-025 – Stable Neighbourhood Study

Consultant

Mr. David Waters, Director of Planning and Development Services, introduced Mr. Ron Palmer, Principal, The Planning Partnership, who provided an overview of his report, Infill Design Guidelines for Stable Neighbourhoods, addressing the four Stable Neighbourhoods of Regency Acres, Aurora Heights, Town Park, and Temperance Street. Mr. Palmer highlighted various aspects of the report including background, the difference between guidelines and a zoning by-law, the definition of compatible development, and the proposed design guidelines and Zoning By-law amendments.

Public Comments

Aurora residents, including Adam Aldred, Neil Asselin, Lexie Badali, Annelies Bottenheim, Jan Bottenheim, Jackie Bristol, Janusz Butylkin, Kevin Charbonneau, Nadia Chychrn, Ron Cocking, Paula Cooke, Paul Cooke, Peter Curtis, Frank D'Amico, Darlene Dejardine, Susan Gilliver, Allison Halls, Anna Kroeplin, Terry Miller, Adam Mobbs, Brian Murphy, Georgia Pottage, Peter Rankel, Sandra Sangster, Spencer Shand, Peter Smith, Charlie Street, Jorma Takki, Leslie Torok, and Cameron Weighill, provided the following comments:

- Support for:
 - Changes to control building scale and height
 - Proposed building height measured to roof peak
 - Proposed gross floor area
- Opposition to:
 - More rules
 - Proposed Zoning By-law amendments
 - Proposed restrictions of design guidelines
 - Same zoning for all Stable Neighbourhoods
 - Proposed building height
 - Proposed gross floor area
 - Colour restrictions
 - Consultant's recommendations
- Questions regarding:
 - Inclusion of new builds in calculation of gross floor area
 - Inclusion of basement in gross floor area
 - Angular plane of 45 degrees in relation to shallow roof line
 - Permeable driveway/buffer zone where foundation can't accommodate
 - Cost-benefit ratio and Town expectations of revenue
 - Implications of legal non-compliance and risk to Town
 - Enactment of restrictive covenants
 - Enforcement of Zoning By-law and design guidelines
 - Staff report's Link to Strategic Plan section re collaboration with development community vs. residents
 - Timing of Stable Neighbourhood designation and why parts of streets are not designated
 - Proposed maximum lot coverage of 35 percent
 - Consideration of lot shape and natural encumbrances, e.g., flood plain
 - Criteria used for averaging age of houses in study
- Concerns regarding:
 - Impact on property value and retirement income
 - Impact of down-zoning
 - Gross floor area measurement methodology
 - Affordable housing in Town
 - Privacy, lighting, and shading issues

- Outreach of ratepayer associations
- Protection of mature trees
- Developers who employ repetitive design
- Proposed minimum rear yard setback of 7.5 metres
- Alignment of Zoning By-law with Official Plan
- Compatibility of new homes
- Potential increase in transition to rental properties
- Boundaries of Regency Acres Stable Neighbourhood core area vs. inclusion of Golf Glen
- Report data skewed, assumptions and guidelines not realistic
- Protection of distinctiveness of neighbourhoods
- Use of social media to conduct consultation and tone of responses
- Communication, timing, language, and outreach of Town's Stable Neighbourhood Study online PlaceSpeak survey
- Single-storey dwelling built to 9-metre height excessive
- Suggestions:
 - Extend proposal to entire Town or abandon proposed changes
 - Larger garage and driveway width
 - Respect Town's Official Plan
 - Clearer building height measurement process
 - Encourage tree protection
 - Remove three homes on Metcalfe Street from Stable Neighbourhood designation
 - Exclude large homes/anomalies from data analysis
 - Exclude Aurora Heights from Stable Neighbourhood designation
 - Find compromise/middle ground; protect opportunities for existing and new homeowners
 - Further study and implementation of survey by Town
 - Neighbourhood-specific guidelines, including approval process and timelines
 - Flood plain area to be included in square footage of lot size

Consultant

Mr. Palmer addressed the questions and concerns regarding: the financial impact of down-zoning; exclusion of basement in ground floor area calculation; implication of legal non-compliant properties created by changes to the Zoning

By-law; inclusion of newer homes as part of calculations for ground floor area; the 50 percent limitation on front-facing garages in relation to the main front wall of dwelling; context to the identification of Stable Neighbourhoods in the Official Plan; maximum lot coverage of 35 percent; considerations for pie-shaped lots and flood plain areas; and potential for a single-storey building height of nine metres.

Planning Staff

Mr. Waters addressed the questions and concerns regarding implementation and enforcement of the proposed zoning standards and the design guidelines.

Mr. Kuk addressed the questions and concerns regarding: background to the selection of the Stable Neighbourhood areas under study; and the link to the Strategic Plan (Objective 5) respecting collaboration.

Moved by Councillor Gaertner

Seconded by Councillor Gallo

1. That Report No. PDS19-025 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

2. Memorandum from Town Clerk

Re: Petition to Allow Regency Acres Equal Zoning Standards

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That the memorandum regarding Petition to Allow Regency Acres Equal Zoning Standards be received for information.

Carried

4. Confirming By-law

Moved by Councillor Gallo
Seconded by Councillor Kim

That the following confirming by-law be enacted:

6169-19 Being a By-law to Confirm Actions by Council Resulting from a
Council Public Planning Meeting on March 27, 2019.

Carried

5. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Thompson

That the meeting be adjourned at 11:15 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk